

2. Boat marinas
3. Docks for swimming
4. Changing facilities
5. Churches and other places of worship
6. Community center buildings (e.g., crafts, games)
7. Concessions (e.g., snack shack, vending machines, souvenirs)
8. Convention hall facilities
9. Dormitories and cabins (for both guests and employees)
10. Education facilities
11. Infant day care
12. Infirmaries
13. Kitchens and dining facilities
14. Laundry facilities
15. Maintenance and repair facilities
16. Offices for camp employees
17. Outdoor recreation, low impact and high impact facilities
18. Outdoor cooking facilities
19. Recreation vehicle parks and campgrounds (maximum 20 percent of the camp's area)
20. Restroom facilities
21. Sewage treatment facilities
22. Silvicultural uses
23. Camp equipment storage facilities (e.g., canoes, paddles, rafts, inner tubes, life vests)
24. Water extraction facilities

4.03.030 A camp or retreat center designation shall be restricted to the AG, SAG, R-2.5, and R-1 designations.

#### SECTION 4.04 CARETAKER'S FACILITY IN AG, SAG, AND R-1 DISTRICTS

4.04.010 A caretaker's facility is a dwelling, which is constructed and designed to provide living quarters for caretakers or servants, and is clearly subordinate to the principal ~~dwelling use~~ with regard to size and location. Caretaker's facilities are allowed as a conditional use in the AG-80, AG-40, AG-20, SAG-10, SAG-5, R-2.5, and R-1 districts subject to the following conditions:

1. The caretaker's facility shall be designed in such a manner that its use is clearly subordinate to the principal ~~dwelling use~~ with regard to size and location.
2. In SAG-5, R-2.5, and R-1 districts the parcel on which the caretaker's facility is located shall be double the size of the underlying district minimum lot size.
3. The dwelling shall not be rented or leased to someone other than a caretaker.

~~4. A restriction shall be placed on the deed and shall be recorded with the property which:~~

~~A. Prohibits the use of the caretaker's facility as a rental unit;~~

**Comment [EM30]:** It appears the intent is clearly that a caretaker's facility is subordinate to the principal use. It is logical to assume that there are principal uses other than principal dwelling that would need someone to caretake the property. For an airport, arena, church, recreational facility, school, etc could need a caretaker's facility.

**Comment [EM31]:** It appears the intent is clearly that a caretaker's facility is subordinate to the principal use. It is logical to assume that there are principal uses other than principal dwelling that would need someone to caretake the property. For an airport, arena, church, recreational facility, school, etc could need a caretaker's facility.

- ~~B. Prohibits the separation of the caretaker's facility and the principal dwelling without first receiving review and approval by the Board of County Commissioners; and~~  
~~C. Prohibits reducing the lot size below twice the density of the district.~~

**Comment [EM32]:** PB does not like the idea of putting deed restrictions on properties.

## SECTION 4.05

### CLUSTER HOUSING DEVELOPMENT IN RESIDENTIAL DISTRICTS

(See Section 5.09 for Residential Clustering in AG & SAG Districts)

#### 4.05.010

Cluster housing developments, with the exception of the RC-1 districts, shall be subject to the following:

1. Minimum area of the development shall be two (2) acres.
2. Types of buildings:
  - A. Within the R-2.5, R-1, R-2 and R-3 residential districts, only one-family detached dwellings shall be permitted;
  - B. Within the R-4 and R-5 residential districts, detached, semi-detached and attached dwellings shall be permitted.
3. The overall density of the cluster development shall not exceed the density allowed in the underlying district.
4. The minimum size of a lot of record within a cluster development shall be as follows:
  - A. The minimum size of a lot of record within the development for detached dwellings shall be at least 50 percent (50%) of the minimum area required per dwelling unit but not less than 4,500 square feet, provided that an area equal to the difference, if any, between the minimum area required per dwelling unit and the size of the lot of record actually provided shall be set aside as common open space.
  - B. The minimum lot size of a lot of record within the development for attached dwellings shall be 2,500 square feet for one dwelling unit and 5,000 square feet for two dwelling units. Attached dwellings shall not exceed eight (8) dwelling units in one building. The area equal to the difference, if any, between the minimum area required per dwelling unit and the size of the lot of record actually provided shall be set aside as common open space.
5. Yards abutting the boundaries of cluster developments shall conform to the minimum setback requirements for the district, provided that landscaped strips of at least ten (10) feet in width shall be maintained along the boundaries of the development. Such strips shall not be used as drives or for parking. Where groups of buildings in the development are other than perpendicular to a side or rear boundary of the cluster development and such boundary is not a street or alley, the setback adjacent to such boundary shall be thirty (30) feet and a ten (10) foot landscaped strip shall be maintained free from drives or parking.
6. The maximum lot coverage by all buildings, as specified for the district, shall be applied to the cluster development as a whole and not to individual lots of record within the cluster development.

- 7.04.025 Caretaker's Facility – A dwelling which is constructed and designed to provide living quarters for caretakers and/or property managers and is clearly subordinate to the principal ~~dwelling~~ use with regard to size and location.
- 7.04.030 Carport – A structure to house or protect motor vehicles which has at least 50% of the total area of its sides open to the weather.
- 7.04.040 Child Care Center – See “Day Care”.
- 7.04.050 Church – A building together with its accessory buildings and uses where persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.
- 7.04.060 Clear Vision Triangle – An area at the intersection of two roads or a road and railroad tracks, created by measuring along both roadways to a point 40 feet from the point of intersection and connecting those two points to form a triangle.
- 7.04.070 Clinic – A building designed and used for the medical or similar examination and treatment of persons on an outpatient basis.
- 7.04.080 Club – An incorporated or unincorporated association of persons organized for social, fraternal, religious, athletic, educational, literary, or charitable purposes whose activities are confined to members and their guests and are not extended to the general public. Property occupied by a club shall be subject to the regulations governing public buildings and places.
- 7.04.090 Cluster – A pattern of residential development wherein units are grouped together around access courts with the remainder of the yard left as improved open space.
- 7.04.100 Commercial or Business Use – See “Business or Commercial Use”.
- 7.04.110 Common Wall – The wall or walls extending from the basement or ground floor line of a building to the roof along a side lot line that is shared with an adjoining lot.
- 7.04.115 Community Center Building – A building, structure, facility or use constructed and designed to serve a broad base community need and purpose. Community center buildings are intended to be used for recreational, social, educational, and cultural activities, open to the public, or a designated part of the public, owned and operated by a nonprofit group or agency. This definition specifically excludes any use, structure, building or facility that utilizes an on-premise alcohol consumption license.
- 7.04.120 Community Residential Facility – A community or group home, which may provide for skilled or intermediate nursing care for developmentally, mentally, or physically disabled persons. Such uses that would be covered by this term include, but are not limited to: A youth foster home, youth group home, a halfway house or an adult foster care home, a convalescent home, a family care home, a nursing home, retirement home, or personal care facility. The term does not include boarding houses and similar uses.

**Comment [EM34]:** It appears the intent is clearly that a caretaker's facility is subordinate to the principal use. It is logical to assume that there are principal uses other than principal dwelling that would need someone to caretake the property. For an airport, arena, church, recreational facility, school, etc could need a caretaker's facility.

These facilities must be operated in accordance with regulations and license requirements of the Department of Public Health and Human Services.